

Date: 3 September 2025
Application: 252064



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 252064

Applicant: Julia McDonald

Site Address: Unit 610, Wharfedale Road, Winnersh, Wokingham, RG41 5TP

Parish: Winnersh

Grid Reference: Easting - 477650, Northing - 171551

Type of Development: Minor All other developments

Proposal: Full application for the proposed erection of a new rear security fence and automatic gate.

Case Officer: James Fuller

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 252064. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **24 September 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252064
Address:	Unit 610, Wharfedale Road, Winnersh, Wokingham, RG41 5TP.		
Proposal:	Full application for the proposed erection of a new rear security fence and automatic gate.		
Type of Development:	Minor All other developments		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The applicant proposes to erect new fence and automatic gate for the service yard. The proposed security gate will be erected on Borrowdale Road.

Borrowdale Road is subject to 30mph speed limit, which requires either the existing visibility splays to be retained, or visibility splays of 2.4m x 43m to be provided to the nearside edge of the carriageway in both directions. The sightlines shall be across land within the applicant's control or highway land and shall be clear of obstructions to visibility exceeding 0.6m in height.

The proposed 2m high palisade fence (to the west of the sliding gate) will fall within the required visibility envelope, which can induce highway safety risks. While gaps are present along the palisade fence, it cannot be classified as occasional obstacles to visibility as defined in MfS. Revision is required to ensure that sufficient visibilities can be provided.

Conditions & Reasons (if required)

Date:	3/9/2025	Signed:	JP
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